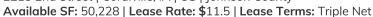
2213 2nd Street | Coralville, IA | US | Johnson County







Building Type:	Commercial, Office, Retail
Available SF:	50,228
Total SF:	50,228
Number of Stories:	1
Expandable:	Yes
Zoning:	Commercial
Site Size:	3.62 Acres
Year Built:	1981
Former Use:	Call Center
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Unknown
Floor Type:	Concrete-Reinforced
Lease Rate:	\$11.5
Lease Terms:	Triple Net
Last Updated:	Jul 19, 2022

Economic Development Contact

Austin Korns

Iowa City Area Development Group 136 S. Dubuque St. Iowa City, IA 52240 (309) 582-4182 | akorns@icadgroup.com

Realtor/Owner Contact

Joshua Seamans **GLD Commercial** (319) 731-3422 | jseamans@gldcommercial.com

Property and Area Description

PRIME RETAIL/OFFICE SPACE IN THE HEART OF THE CORALVILLE RETAIL DISTRICT. CURRENTLY OCCUPIED BY GEICO AND USED AS CALL CENTER SPACE. CURRENTLY 28,865 SF, BUT CAN EASILY BE EXPANDED TO APPROX 50,228 SF. ASK LA FOR DETAILED FLOOR PLANS AS IS AND AS PROPOSED WITH EXPANSION. EXCELLENT SIGNAGE, VISIBILITY, ACCESS, AND PARKING MAKE THIS AN IDEAL RETAIL OR OFFICE LOCATION.

Population



170.864 15 Mile Radius

448.193 30 Mile Radius

969.837 60 Mile Radius

Source: ESRI®, 2024

Households



68,643 15 Mile Radius

183,197 30 Mile Radius 398,179

60 Mile Radius

Source: ESRI[®], 2024

Transportation

Nearest Highway: Highway 6 (0.5 mi.) Nearest Interstate: I-80 (1.2 mi.)

Nearest Airport: Iowa City Municipal Airport (5.1 mi.) Nearest Commercial Airport: CID - Cedar Rapids (18.9 mi.)

Rail Served: No Rail Served By: None Rail Accessible: No

Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Natural Gas: MidAmerican Energy

Water: City of Coralville Sewer: City of Coralville

Telecommunications: ATT, CenturyLink, ImOn, Involta, Mediacom Business,

Windstream, South Slope

Property Images

